



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy. Measurements are given in feet and inches and metres. Measurements are given to the nearest millimetre.



Gowing Road, Hellesdon
£310,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Well Presented Semi Detached Bungalow
- Entrance Hallway
- Three Bedrooms
- Modern Kitchen/Breakfast Room
- Utility Room
- Spacious Lounge
- Modern Shower Room
- Landscaped Rear Garden
- Garage & Driveway
- EPC Rating C / Council Tax Band C

Description

Iconic are pleased to market this attractive three bedroom semi-detached bungalow in the popular suburb of Hellesdon.

Occupying a generous plot with a landscaped rear garden, this great home has been modernised throughout and viewing is essential.

The accommodation comprises; entrance hallway with doors which lead to all principal rooms. The sitting/dining room is a generous size measuring in excess of 22' with French doors leading to the landscaped garden to the rear. The kitchen/breakfast room has been fitted with a modern range of wall and base units with worksurfaces above. With ample space for a dining table, this great room also benefits from a utility room with WC and doors to the rear aspect.

There are three well proportioned bedrooms with two double rooms and one good size single. There is also a modern fitted shower room with three piece white suite.

Outside

Outside to the rear there is a wonderful landscaped garden which is mainly laid to lawn with separate patio area and is all enclosed by timber fencing.

To the front aspect there is a brick weave driveway providing ample off road parking and this also gives access to the single garage toward the rear of the property.

Location

Hellesdon is a popular village situated approx. 4 miles north-west of Norwich city centre and offers easy access to the NDR & A47. The village offers a host of amenities including a good range of shops, six schools including one high school, two middle schools and three infant schools. There are two public houses, community centre and several other leisure facilities. There is also a library, doctors surgery, regular bus service and the international airport offering several destinations across Europe and the British Isles.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133
Council Tax C

Tenure

Freehold

Directions

Leave Norwich via the Aylsham Road and continue onto Reepham Road heading towards Hellesdon. Turn right into Cottinghams Drive and continue along where the road becomes Gowing Road and the property can be found on the right hand side.

